

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		PINE ST, ARLINGTON

OWNERSHIP

Owner 1:	LACH SANDRA C/ TRUSTEE			
Owner 2:	SANDRA C LACH TRUST			
Owner 3:				
Street 1:	20 PINE ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	LACH SANDRA -		
Owner 2:	-		
Street 1:	20 PINE ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Vinyl Exterior and 1848 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

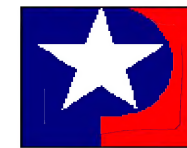
Total Card /

Total Parcel

706,500

706,500

706,500



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
4	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	Measured	DGM	D Mann
6/11/2014	External Ins	PC	PHIL C
2/15/2002	Inspected	PM	Peter M

Sign: _____ / /

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	706,500			706,500		230423
							GIS Ref
							GIS Ref
Total Card	0.000	706,500			706,500	Entered Lot Size	
Total Parcel	0.000	706,500			706,500	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		382.31	/Parcel: 382.31	Land Unit Type:	09/01/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	706,500	0	.		706,500		Year end	12/23/2021
2021	102	FV	685,800	0	.		685,800		Year End Roll	12/10/2020
2020	102	FV	675,400	0	.		675,400	675,400	Year End Roll	12/18/2019
2019	102	FV	599,900	0	.		599,900	599,900	Year End Roll	1/3/2019
2018	102	FV	530,300	0	.		530,300	530,300	Year End Roll	12/20/2017
2017	102	FV	483,200	0	.		483,200	483,200	Year End Roll	1/3/2017
2016	102	FV	483,200	0	.		483,200	483,200	Year End	1/4/2016
2015	102	FV	446,400	0	.		446,400	446,400	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

Type:	99	- Condo Conv	
Sty Ht:	2T	- 2 & 3/4 Sty	
(Liv) Units:	1	Total:	1
Foundation:	2	- Conc. Block	
Frame:	1	- Wood	
Prime Wall:	4	- Vinyl	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	GRAY		
View / Desir:			

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1926	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	67.000000000
Name:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 6		BRs: 3		Baths: 2		HB					

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	3	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	5	- Steam	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.21818185
Const Adj.:	1.02900207
Adj \$ / SQ:	382.321
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	867932
Depreciation:	161435
Depreciated Total:	706497

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

[illegible]

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N Total Yard Items: Total Special Features: Total:

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,848	382.320	706,529
Net Sketched Area:		1,848	Total:	706,529
Size Ad	1848 Gross Area	1848	FinArea	1848

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
29						
29						
48						

IMAGE

